

# Apr 20

## 2024 LAST WEEK IN RESEARCH

### LATEST BHS MARKET REPORTS

[Manhattan Weekly Contract Signed](#) / [Episode 21 of Crossing the Line](#) / [May Manhattan Inventory](#)

### ECONOMIC HEADLINES

- Retail sales [rose more than expected](#) in March.
- The Dow was the only major stock index [to post a gain last week](#).
- Weekly jobless claims [were unchanged at 212,000](#).
- Fed Chair Powell says there has been a ['lack of further progress' this year on inflation](#).
- A WSJ survey of economists found that they are [raising their forecasts for economic growth](#).
- Data from the New York Fed shows that on average, the lowest wage job seekers will accept is [at a record \\$81,822](#).
- Median weekly wages in the U.S. [were \\$1,139 in 1Q24](#), 3.5% higher than a year earlier.
- Some economists argue that the [Fed's rate hikes have fueled](#) the stronger-than-expected growth in the economy.
- The International Monetary Fund has upgraded its forecast for global economic growth [this year to 3.2%](#).
- U.S. industrial production [rose 0.4% in March](#).
- A new study calculates climate change's economic cost will hit about [\\$38 trillion a year by 2049](#).
- [Here is LinkedIn's list](#) of the 10 best U.S. companies to work for in 2024.
- Remote.com has released its list of the [best cities in the world for remote work](#).
- The Biden administration has released its latest [proposal for student loan forgiveness](#).

### HOUSING NEWS

- Existing home sales [fell 4.3% in March](#).
- The average 30-year mortgage rate [climbed above 7%](#) for the first time since November.
- Single-family housing starts [declined 12.4% last month](#).
- Homebuilder sentiment [was unchanged in April](#), according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index.
- Baby boomers are [increasingly staying in their homes](#) instead of downsizing.
- A recent survey by Realtor.com and CensusWide found that [homeowners have more realistic expectations this year](#).

### NEW YORK UPDATE

- New York State has passed its [fiscal 2024-2025 budget](#).
- New York City airports are [no longer the worst in the U.S.](#)
- Manufacturing activity [continues to decline](#) in New York State.
- The NYC storefront retail vacancy rate [has reached 11%](#).
- NYC is currently the [top destination for relocating tech workers](#).
- Workers in NYS have [the longest commute in the nation](#), averaging 33.2 minutes each day.

LAST WEEK

## TOP MANHATTAN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	220 Central Park South	43B	\$33,000,000	4/12/2024
Condo	551 West 21st Street	15A	\$14,500,000	4/17/2024
Townhouse	120 East 71st Street	Townhouse	\$13,280,000	4/16/2024
Townhouse	64 East 7th Street	Townhouse	\$9,850,000	4/12/2024
Condo	170 East End Avenue	16A	\$8,250,000	4/2/2024

## TOP BROOKLYN CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Condo	325 Henry Street	PHB	\$5,995,000	4/4/2024
Townhouse	147 Wythe Avenue	Townhouse	\$5,400,000	4/16/2024
Townhouse	15 South Elliott Place	Townhouse	\$4,500,000	4/15/2024
Townhouse	280 Park Place	Townhouse	\$4,030,000	3/22/2024
Townhouse	1378 Ocean Parkway	Townhouse	\$3,800,000	4/12/2024

## TOP QUEENS CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	214-42 27th Avenue	Townhouse	\$2,475,000	4/16/2024
Condo	3 Court Square	4711	\$2,452,839	3/28/2024
Condo	27-28 Thomson Avenue	400	\$2,232,500	4/8/2024
Townhouse	109-12 Northern Boulevard	Townhouse	\$1,990,000	2/7/2024
Townhouse	185-07 69th Avenue	Townhouse	\$1,893,945	4/5/2024

## TOP BRONX CLOSINGS RECORDED LAST WEEK

TYPE	ADDRESS	UNIT	PRICE	CLOSING DATE
Townhouse	1918 Longfellow Avenue	Townhouse	\$1,450,000	4/11/2024
Townhouse	3247 Riverdale Avenue	Townhouse	\$1,200,000	4/10/2024
Townhouse	3243 Riverdale Avenue	Townhouse	\$1,200,000	4/10/2024
Townhouse	1544 Leland Avenue	Townhouse	\$1,050,000	4/15/2024
Townhouse	1343 Harrod Avenue	Townhouse	\$1,015,000	4/15/2024

All information provided in this publication is correct at the time of printing.